

WORK SESSION OF THE GREENBELT CITY COUNCIL held Monday, July 17, 2017, for the purpose of meeting with the Greenbelt Homes, Incorporated (GHI) Board of Directors.

Mayor Jordan started the meeting at 7:35 p.m. It was held in the GHI Board Room at 1 Hamilton Place.

PRESENT WERE: Council Members Judith F. Davis, Silke I. Pope, Edward V.J. Putens, Rodney M. Roberts and Mayor Emmett V. Jordan. Leta Mach was unable to attend due to travel.

STAFF PRESENT WERE: Nicole Ard, City Manager and David E. Moran, Assistant City Manager.

ALSO PRESENT WERE: Chuck Hess, Ed James, Diana McFadden, Stefan Brodd, Stephen Holland, and Linda Warren GHI Board; Eldon Ralph, GHI General Manager; Kathleen Gallagher, News Review; Bill Orleans, Monica Johnson, Anna Socrates and others.

Mayor Jordan welcomed everyone and there were introductions.

Resolution of Right-of-way Encroachment Issues:

Mr. Ralph indicated that the most egregious items were being resolved. He stated a new Memorandum of Understanding (MOU) needed to be developed, but this has not been done due to workload. The new MOU would deal with the 81 boundaries in the yellow category and the 92 boundaries in the orange category.

Status re: WSSC's Replacement of Water Pipes for GHI's Masonry Homes:

Mayor Jordan stated that the City agreed with GHI, but noted there was not much progress. In response to a question from Mayor Jordan, Mr. Ralph responded that there were five leaks and they had not been dealt with satisfactorily by WSSC. Mayor Jordan suggested another work session with WSSC. Mr. Roberts asked about the type of pipe failing and Mr. Ralph responded these were galvanized pipes. Ms. Davis noted that WSSC was now replacing water lines in Lakeside.

Mr. Ralph reiterated that the 1958 agreement stated that WSSC was supposed to replace the pipe up to the meter. Mr. Putens suggested settling the matter in court.

Mr. James reported that GHI has been told WSSC had imminent domain but this was incorrect. Mr. Herling stated that at the last meeting WSSC was not familiar with the 1958 agreement. Mr. Hess noted that the City and GHI believed the agreement was still in effect. Ms. McFadden believed it was prudent to carry on with the status quo.

Mr. Brodd asked what the City's role would be in litigation. Council indicated they would be supportive and likely a party of record. Several Council Members also wanted to check with the City's legal counsel.

Mayor Jordan suggested a work session with WSSC in the Fall. He suggested the City and GHI consult with their respective legal counsels. Mr. Hess was opposed to litigation due to unintended

consequences. Mr. Roberts favored obtaining an opinion from legal counsel. There was consensus to schedule a work session in November or December.

Pepco Tree Trimming/Pole Replacement:

Mayor Jordan asked if GHI had heard from Pepco. Mr. Ralph responded there had been no additional contact by Pepco.

Update on Prince George's County Common Ownership Communities Legislation:

Ms. Davis reported that Nicole Williams indicated that the homeowner or the GHI member has to follow all the procedures in the rules/covenants, etc. Mr. Putens reported that homeowners who appeal have to be following their respective covenants and asked if the intent was to overturn. Ms. Williams responded no. Mr. Brodd expressed concern that an additional process was being added.

Prince George's County's Zoning Re-Write Project:

Mayor Jordan asked if anyone was attending the hearing tonight. Mr. Brodd responded yes. GHI noted they were dismayed that they were not consulted regarding the proposed regulations. Ms. McFadden asked how the draft document had been developed. Mr. Roberts stated that there are GHI residents who have spoken out about the size of additions. He indicated there were negative consequences for some of these additions. Mr. James stated that the subject of additions had a long history. He indicated there were block units with siding and under these guidelines this would not be allowed. Mr. Holland stated that historical preservation and additions were very hot topics and this would be unpopular if these are imposed upon GHI from the outside. He indicated these would freeze GHI in place.

Mr. Hess stated that GHI was a historic area that needed to be preserved, but there was disagreement in the community regarding what is being preserved. He believed it was best to have these decisions made locally.

Mr. Putens indicated that GHI was asking how this document came about. He indicated staff would check. Mr. Ralph stated there was something amiss and asked how it was going to be corrected. He recommended that the task force and GHI get together and develop a unified approach. Ms. Davis stated that this document had not been presented to the Council.

Ms. McFadden asked how this could be pulled before it goes to further hearing. Mr. Roberts stated that some GHI members favored restrictions on how GHI developed.

Mr. Ralph reported that he spoke with Terri Hruby who indicated that Celia Craze had submitted this document to M-NCPPC. He indicated that Ms. Hruby told him Ms. Craze had requested comments from GHI, but GHI reports never receiving such a request.

City/GHI Partnership re: Pilot Project on Hoarding

Mayor Jordan noted this was a great program. Mr. Ralph indicated that GHI was participating in the project and stated that Maesha McNeill had taken over for Joan Krob. Mr. Ralph noted the

Housing Improvement Program (HIP) was assisting GHI in identifying these hoarding problems. He noted 23 cases had been identified.

Proposed Lighting Improvement Project Between 11 and 13 Court Ridge

Mayor Jordan indicated he would keep GHI posted.

Update on Smoking Outside Green Ridge House

Mayor Jordan stated that the City had created a designated area in front of Green Ridge House. Ms. Davis indicated this was a temporary solution and the long-term plan was a location in the rear of the property. Mr. Hess reported that he had timed the pedestrian traffic light on Ridge Road and the signal is twice as long as the one at Hanover Parkway and Greenbelt Road. He thought this timing level was overkill.

Mr. Ralph asked when a permanent solution was going to be implemented in the rear of the property. It was stated this would be done before winter. Mr. Roberts, Ms. McFadden, Mr. Hess and Mr. James discussed various smoking prohibitions and smoke-free options.

Status of GHI's Homes Improvement Project

Mayor Jordan noted it was going quickly. Ms. McFadden was pleased with her own experience and stated that GHI staff was on top of it. Mr. Putens was pleased with his mini-split air conditioning system.

Status of Asbestos Remediation in Crawlspace of GHI Homes

Mayor Jordan asked if the vendor was still in business. Mr. Ralph responded no. Mr. Ralph indicated Verizon told GHI they would not go into the crawl spaces. Verizon informed GHI that their legal department was still reviewing the situation. Mayor Jordan suggested GHI forward the details about the Verizon situation to Beverly Palau.

GHI Rentals, Re-sale trends:

Mr. Hess stated that GHI generally does not allow rentals but there are a few exceptions. There was discussion of the Greenbelt Development Corporation (GDC) apartments. Mr. Hess indicated they were doing well. Ms. Davis asked about evictions and foreclosures. Mr. Ralph responded there had only been one over the past 2 years. Ms. Davis asked about abandoned units. Mr. Ralph responded they weren't aware of any.

City Forest Preserve Boundaries/GHI Woodlands Committee: *Ms. Davis noted that Council received minutes from a Forest Preserve Advisory Board meeting with the GHI Woodlands Committee. She noted the two groups were going to work together on the boundaries.*

Other Items: *Mayor Jordan congratulated GHI on receiving their stormwater grant. Mr. Ralph described the area between 33 Court and 56 Court Ridge that needed attention. Mr. Roberts noted there was a contractor that was going to tear up the swale. Mr. Roberts indicated the storm drain was clogged by tree roots.*

Mr. Holland reported that cell phone service was unreliable in parts of GHI and asked the City how it would address the issue. He noted this was a critical infrastructure and a public safety issue. Ms. Davis noted some of the challenges/concerns when these towers are proposed. Mr. Roberts reported he had Sprint and his phone never drops calls.

The meeting ended at 9:55 p.m.

Respectfully submitted,

*David E. Moran
Assistant City Manager*